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**3 Ure Bank Top, Ripon, HG4 1JD**

**Asking Price £179,500**

**Property Images**

















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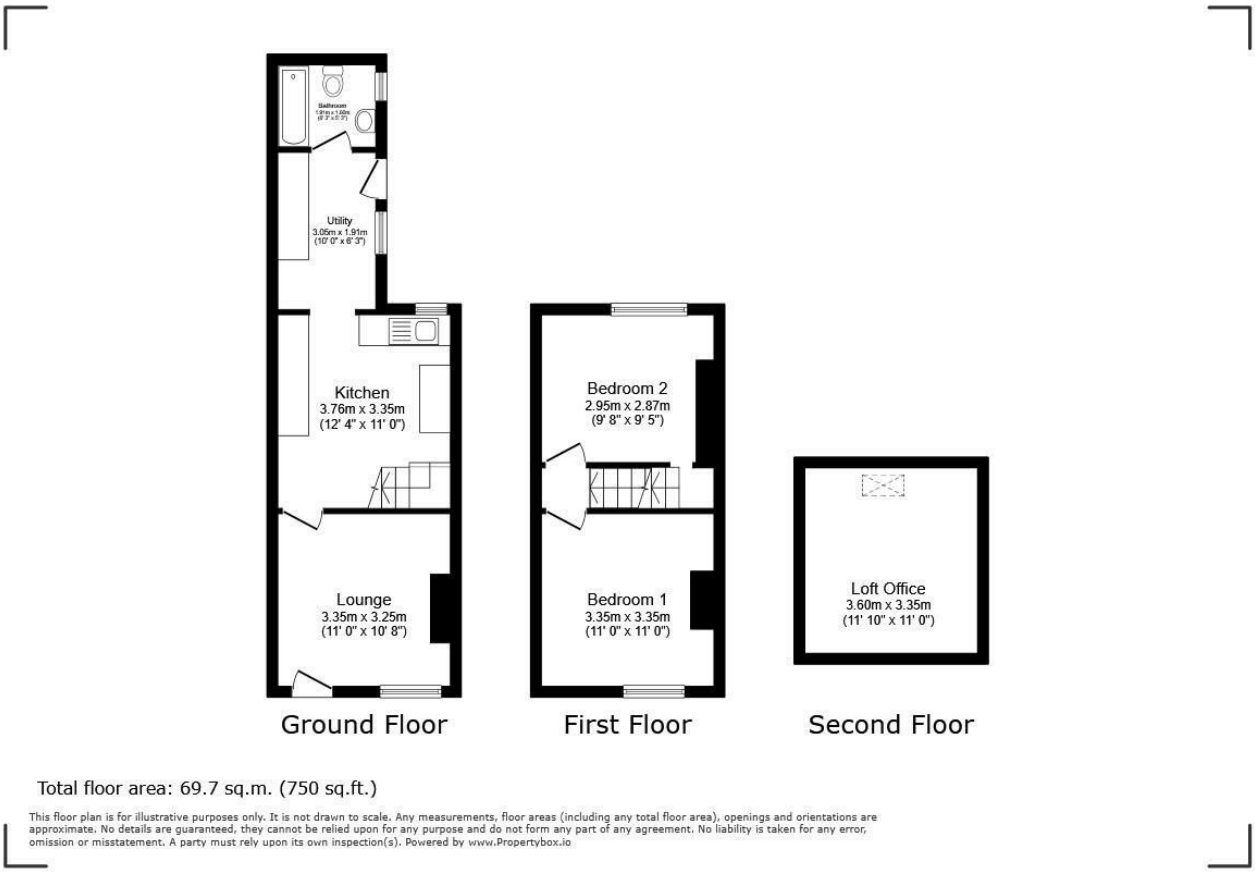




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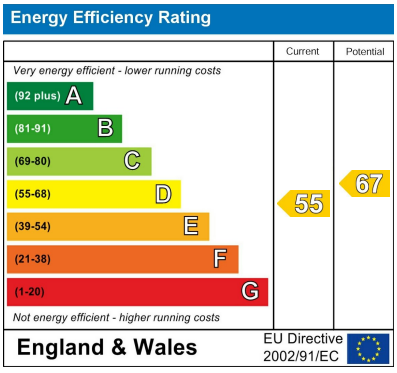
## Floorplan




Total floor area: 69.7 sq.m. (750 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC




## Map




## Details

Type: House - Mid Terrace  Beds: 2  Bathrooms: 1  Receptions: 1  Tenure: Freehold

**Summary**

This beautifully presented, traditional style terraced house has been newly renovated throughout to offer stylish and modern living accommodation, whilst retaining its traditional charm. Ideally situated on the edge of Ripon's city centre, the property enjoys a convenient location within easy reach of the excellent amenities the city has to offer.

The accommodation briefly comprises a welcoming lounge featuring a modern living flame effect gas fire, creating an attractive focal point to the room. The fitted dining kitchen offers a range of units, space for a Range style cooker and plumbing for a dishwasher, opening into a useful utility area with a breakfast bar, space for a fridge freezer, washing machine and tumble dryer and a door providing direct access to the rear garden. A modern bathroom completes the ground floor accommodation.

To the first floor are two generously proportioned double bedrooms, both benefiting from open wardrobe space and the added luxury of underfloor heating. The second bedroom also provides access via a loft hatch to a useful loft space, which has been floored and benefits from a Velux style window, offering additional space.

Externally, the property boasts an attractive enclosed rear space, designed for low maintenance with paving and a raised seating area, ideal for outdoor dining and entertaining, with an outdoor tap and electrical sockets. A gate provides access to a pathway at the rear, where there is a brick built storage shed. Although the shed is not included within the property's title deeds and is situated on unadopted land, it was renovated by the previous owners and was used by them and the current occupiers for many years.

Offering beautifully updated accommodation in a highly convenient location, this charming home is sure to appeal to a variety of purchasers, including first time buyers, downsizers and investors alike.

Early viewing is highly recommended to appreciate all that this delightful property has to offer.

**Features**

• TRADITIONAL TERRACE HOUSE • TWO DOUBLE BEDROOMS • USEFUL LOFT SPACE • BATHROOM • DINING KITCHEN • UTILITY • LOUNGE • REAR GARDEN • EPC - D